

IN RE: PETITION FOR VARIANCE  
SE/Corner Stansbury Road and  
Chesterwood Road  
(8100 Stansbury Road)  
12th Election District  
7th Councilmanic District  
  
508 Digiulian Boulevard Ltd. Part.  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-145-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8100 Stansbury Road, located in the vicinity of Cove Road in Dundalk. The Petition was filed by the owners of the property, 508 Digiulian Boulevard Limited Partnership, by John Digiulian, Vice President, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Sections 255.1 and 238.1 to permit a front yard setback of 6 feet from the front property line in lieu of the required 30 feet, and 26 feet from the street centerline in lieu of the required 50 feet, and 2), from Sections 255.1 and 238.2 to permit a side and rear yard setback of 26 feet and 6 feet, respectively, in lieu of the required 30 feet each, for an existing office building on Lot 1; 3) from Sections 102.2, 255.1 and 238.1 to permit existing setbacks of 48 feet and 28 feet in lieu of the required 55 feet, and 30 feet in lieu of the required 60 feet, for two existing buildings on Lot 2; and 4) from Sections 255.1 and 238.1 to permit existing setbacks of 0 feet, 1 foot, 5 feet, 10 feet, and 17 feet, all in lieu of the required 30 feet for existing structures on Lot 2. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

RECEIVED FOR FILE  
11/11/96  
BOS

MICROFILMED

Appearing at the hearing on behalf of the Petition were John Digiulian, owner of the property, Kenneth J. Colbert, Professional Engineer who prepared the site plan for the property, and Deborah C. Dopkin, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is a waterfront parcel bordering on Lynch Cove and the Chinquapin Branch of Bear Creek in the vicinity of Sparrows Point. The property consists of 5.37 acres, more or less, zoned M.L.-I.M., and is improved with office and industrial buildings used in the operation of the Sheltered Harbor Marina. The Petitioners have contracted to sell one of the office buildings to a company that currently leases same for its business. However, in order to proceed with the subdivision of the property, the requested variances are necessary to legitimize the location of all existing buildings. No development activity is proposed with this plan; however, all applicable Critical Areas requirements will be addressed at such time as any future development is proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING  
Date 11/11/76  
By Dop

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

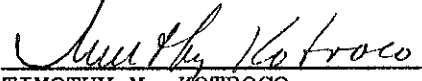
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of November, 1996 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Sections 255.1 and 238.1 to permit a front yard setback of 6 feet from the front property line in lieu of the required 30 feet, and 26 feet from the street centerline in lieu of the required 50 feet, and 2), from Sections 255.1 and 238.2 to permit a side and rear yard setback of 26 feet and 6 feet, respectively, in lieu of the required 30

ORDER RECORDED FOR FILE  
11/11/96  
Bp

feet each for an existing office building on Lot 1; 3) from Sections 102.2, 255.1 and 238.1 to permit existing setbacks of 48 feet and 28 feet in lieu of the required 55 feet, and 30 feet in lieu of the required 60 feet, for two existing buildings on Lot 2; and 4) from Sections 255.1 and 238.1 to permit existing setbacks of 0 feet, 1 foot, 5 feet, 10 feet, and 17 feet, all in lieu of the required 30 feet for existing structures on Lot 2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 11/11/16

By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 11, 1996

Deborah C. Dopkin, Esquire  
502 Washington Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
SE/Corner Stansbury Road and Chesterwood Road  
(8100 Stansbury Road)  
12th Election District - 7th Councilmanic District  
508 Digiulian Boulevard Ltd. Part. - Petitioner  
Case No. 97-145-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. John Digiulian, Vice President, 508 Digiulian Blvd. Ltd. Part.  
8100 Stansbury Road, Baltimore, Md. 21222

Mr. Kenneth J. Colbert, Colbert, Matz, Rosenfelt, Inc.  
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel

File

MICROFILMED



# Petition for Variance

97-145-A  
to the Zoning Commissioner of Baltimore County

for the property located at

8100 Stansbury Road

which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(See attached.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) That the property is unique and unusual such that the uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

DEBORAH C. DOPKIN

(Type or Print Name)

Signature

502 WASHINGTON AVE 339 7100

Address

Phone No.

TOWSON

MD

21204

City

State

Zipcode

Printed with Soybean Ink  
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

508 Digiulian Boulevard Limited Partnership

(Type or Print Name)

Signature

John Digiulian, Vice President

(Type or Print Name)

Signature

8100 Stansbury Road 288-4100

Address

Phone No.

Baltimore MD 21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Kenneth J. Colbert, P.E.

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Rd #206 653-3838

Address

Baltimore, MD 21208

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

9-26-96

ITEM# 144

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ORDER RECEIVED FOR FILING

Date

By

VARIANCE PETITION  
8100 STANSBURY ROAD

97-145-A

VARIANCE FROM SECTION 255.1 AND 238.1 TO PERMIT A FRONT YARD SETBACK OF 6 FEET FROM THE FRONT PROPERTY LINE AND 26 FEET FROM THE STREET CENTERLINE IN LIEU OF THE REQUIRED 30 FEET FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE STREET CENTERLINE.

VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A SIDE AND REAR YARD OF 26 FEET AND 6 FEET, RESPECTIVELY, IN LIEU OF THE REQUIRED 30 FEET.

VARIANCE TO SECTIONS 102.2, 255.1 AND 238.1 TO PERMIT EXISTING SETBACKS OF 48 FEET AND 28 FEET IN LIEU OF THE REQUIRED 55 FEET AND 30 FEET IN LIEU OF THE REQUIRED 60 FEET.

VARIANCE TO SECTIONS 255.1 AND 238.1 TO PERMIT EXISTING SETBACKS OF 0 FEET, 1 FOOT, 5 FEET, 10 FEET AND 17 FEET IN LIEU OF THE REQUIRED 30 FEET.

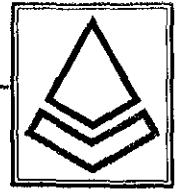
ORDER RECEIVED FOR FILING  
Date 11/14/96  
By [Signature]

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Item # 144

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



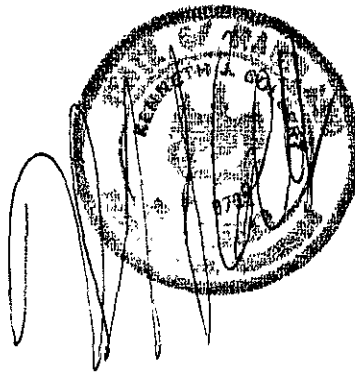
ZONING DESCRIPTION  
SHELTERED HARBOR  
8100 STANSBURY ROAD

97-145-A

## LOT 1

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH SIDE OF STANSBURY ROAD, 21 FEET WIDE, WITH THE EAST SIDE OF A 40 FOOT USE-IN-COMMON RIGHT-OF-WAY, 150 FEET, MORE OR LESS, EAST OF CHESTERWOOD ROAD, THENCE BINDING ALONG THE SOUTH SIDE OF STANSBURY ROAD SOUTH 59 DEGREES 33 MINUTES 00 SECONDS EAST 85.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING SOUTH 59 DEGREES 33 MINUTES 00 SECONDS EAST 36.64 FEET; THENCE SOUTH 30 DEGREES 27 MINUTES 00 SECONDS WEST 133.59 FEET; THENCE NORTH 64 DEGREES 38 MINUTES 00 SECONDS WEST 72.01 FEET TO THE AFOREMENTIONED EAST SIDE OF A 40 FOOT USE-IN-COMMON RIGHT-OF-WAY, THENCE BINDING ALONG SAID RIGHT-OF-WAY NORTH 10 DEGREES 22 MINUTES 00 SECONDS EAST 148.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,216 SQUARE FEET OF LAND, MORE OR LESS.



ITEM # 144



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION  
SHELTERED HARBOR  
8100 STANSBURY ROAD

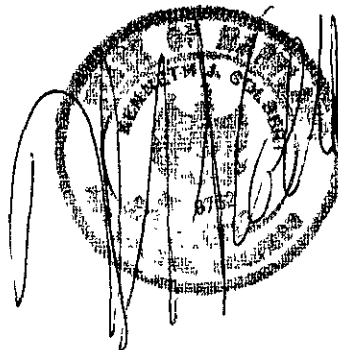
LOT 2

97-145-A

BEGINNING AT A POINT ON THE SOUTH SIDE OF STANSBURY ROAD, 21 FEET WIDE, 235 FEET, MORE OR LESS, EAST OF CHESTERWOOD ROAD, THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: NORTH 30 DEGREES 27 MINUTES 00 SECONDS EAST 219.00 FEET; THENCE SOUTH 59 DEGREES 33 MINUTES 00 SECONDS EAST 529.25 FEET BINDING ALONG THE WATERS OF CHINQUAPIA BRANCH OF BEAR CREEK; THENCE SOUTH 28 DEGREES 41 MINUTES 00 SECONDS WEST 28.02 FEET; THENCE NORTH 59 DEGREES 54 MINUTES 00 SECONDS WEST 46.75 FEET; THENCE SOUTH 30 DEGREES 04 MINUTES 00 SECONDS WEST 81.50 FEET; THENCE NORTH 59 DEGREES 37 MINUTES 00 SECONDS EAST 20.77 FEET; THENCE SOUTH 30 DEGREES 11 MINUTES 00 SECONDS WEST 109.36 FEET; THENCE SOUTH 64 DEGREES 31 MINUTES 00 SECONDS EAST 69.65 FEET; THENCE SOUTH 65 DEGREES 39 MINUTES 00 SECONDS EAST 38.50 FEET; THENCE SOUTH 26 DEGREES 50 MINUTES 00 SECONDS WEST 53.63; THENCE SOUTH 22 DEGREES 31 MINUTES 00 SECONDS WEST 12.12 FEET; THENCE SOUTH 64 DEGREES 45 MINUTES 00 SECONDS EAST 319.07 FEET; THENCE LEAVING SAID WATERS AND RUNNING SOUTH 25 DEGREES 22 MINUTES 00 SECONDS WEST 92.96 FEET TO THE NORTHERN SIDE OF THE BALTIMORE AND OHIO RAILROAD PROPERTY; THENCE BINDING ALONG SAID PROPERTY NORTH 64 DEGREES 38 MINUTES 00 SECONDS WEST 920.90 FEET TO THE EAST SIDE OF A 40 FOOT USE-IN-COMMON RIGHT-OF-WAY; THENCE BINDING ALONG SAID RIGHT-OF-WAY NORTH 10 DEGREES 22 MINUTES 00 SECONDS EAST 52.09 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 64 DEGREES 38 MINUTES 00 SECONDS WEST 72.01 FEET; THENCE NORTH 30 DEGREES 27 MINUTES 00 SECONDS WEST 133.59 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 00 SECONDS WEST 36.64 TO THE POINT OF BEGINNING.

CONTAINING 220,855 SQUARE FEET OF LAND, MORE OR LESS.

I:\JOBS\96113.DES, 6 9-25-96



MICROFILMED

ITEM #144

# CERTIFICATE OF POSTING

RE: Case No.: 97-145-A

Petitioner/Developer: DEBORAH C. DOPKIN, ESQ.

FOR 508 DIGIULIAN BLVD. LTD. PARTNERSHIP, ETAL

Date of Hearing/Closing: OCT. 31, 1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #8100 STANSBURY ROAD

The sign(s) were posted on OCTOBER 15, 1996  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/18/96  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

666-5366  
(Telephone Number)

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 026349  
ITEM# 144

DATE 9-26-96 ACCOUNT R-001-6150

020-com var - \$250.00  
AMOUNT \$ 250.00

RECEIVED FROM: Judith Plam

FOR: COM. VARIANCE

MICROFILMED

RTI 01A0040501MICHE  
\$250.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

TO: PUTNEXENT PUBLISHING COMPANY  
October 10, 1996 Issue - Jeffersonian

Please forward billing to:

Kenneth J. Colbert, P.E.  
Colbert Matz Rosenfelt, Inc.  
3723 Old Court Road #206  
Baltimore, MD 21208  
653-3838

---

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-145-A (Item 144)  
8100 Stansbury Road  
SEC Chesterwood Road and Stansbury Road  
12th Election District - 7th Councilmanic  
Legal Owner(s): 508 Digiulian Boulevard Limited Partnership

Variance to permit a front yard setback of 6 feet from the front property line and 26 feet from the street centerline in lieu of the required 30 feet from the front property line and 50 feet from the street centerline; to permit a side and rear yard of 26 feet and 6 feet, respectively, in lieu of the required 30 feet; to permit existing setbacks of 48 feet and 28 feet in lieu of the required 55 feet and 30 feet in lieu of the required 60 feet; and to permit existing setbacks of zero feet, 1 foot, 5 feet, 10 feet, and 17 feet in lieu of the required 30 feet.

HEARING: THURSDAY, OCTOBER 31, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 4, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-145-A (Item 144)  
8100 Stansbury Road  
SEC Chesterwood Road and Stansbury Road  
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HEARING: THURSDAY, OCTOBER 31, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon  
Director

cc: 508 Digiulian Boulevard Limited Partnership  
Kenneth J. Colbert, P.E.  
Deborah C. Dopkin, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 15, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 28, 1996

Deborah C. Dopkin, Esquire  
502 Washington Avenue  
Towson, MD 21204

RE: Item No.: 144  
Case No.: 97-145-A  
Petitioner: John Digiulian

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written over a dark rectangular stamp.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 17, 1996

FROM: *Sub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 15, 1996  
Revised Item #84 (on 9/25/96)  
and  
Item Nos. 131, 132, 133, 135, 136,  
137, 138, 140, 142, 144, 146,  
& 147

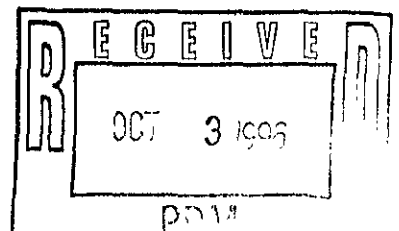
The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE31

MICROFILMED



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Permits and Development  
Management

**DATE:** October 15, 1996

**FROM:** Pat Keller, Director  
Office of Planning

**SUBJECT:** Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 144 and 155

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Keras*

PK/JL



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/11/96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 10/7/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

144

RBS:sp

BRUCE2/DEPRM/TXTSBP

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/07/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: 508 DIGIULIAN BLVD. LIMITED PARTNERSHIP

Location: SEC CHESTERWOOD RD. AND STANSBURY RD. EXIT (8100 STANSBURY RD.)

Item No.: 144

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

10/7/96

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 144(RT)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**COLBERT MATZ ROSENFELD INC.**

3723 Old Court Road Suite 206  
BALTIMORE, MARYLAND 21208

**LETTER OF TRANSMITTAL**

(410) 653-3838  
FAX (410) 653-7953

TO Belt County Zoning  
111 W. Chesapeake Ave.  
Jensen Md. 21204

DATE <u>9/24/96</u>	JOB NO. <u>96113</u>
ATTENTION <u>Reg</u>	
RE: <u>Sheldesed Harbor</u> <u>8100 Harsbury Rd</u>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>3</u>			<u>Petition</u>
<u>12</u>			<u>Plan</u>
<u>3</u>			<u>Zoning Description</u>
<u>1</u>			<u>Zoning Map</u>
<u>1</u>			<u>Filing Fee</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO file

SIGNED: K. Collier

If enclosures are not as noted, kindly notify us at once.

RE: PETITION FOR VARIANCE

8100 Stansbury Road, SEC Chesterwood Rd.  
and Stansbury Road, 12th Election Dist.,  
7th Councilmanic

508 Digiulian Blvd. L.P.  
Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 97-145-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 502 Washington Avenue, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DEBORAH C DOPKIN

502 WASHINGTON AVE

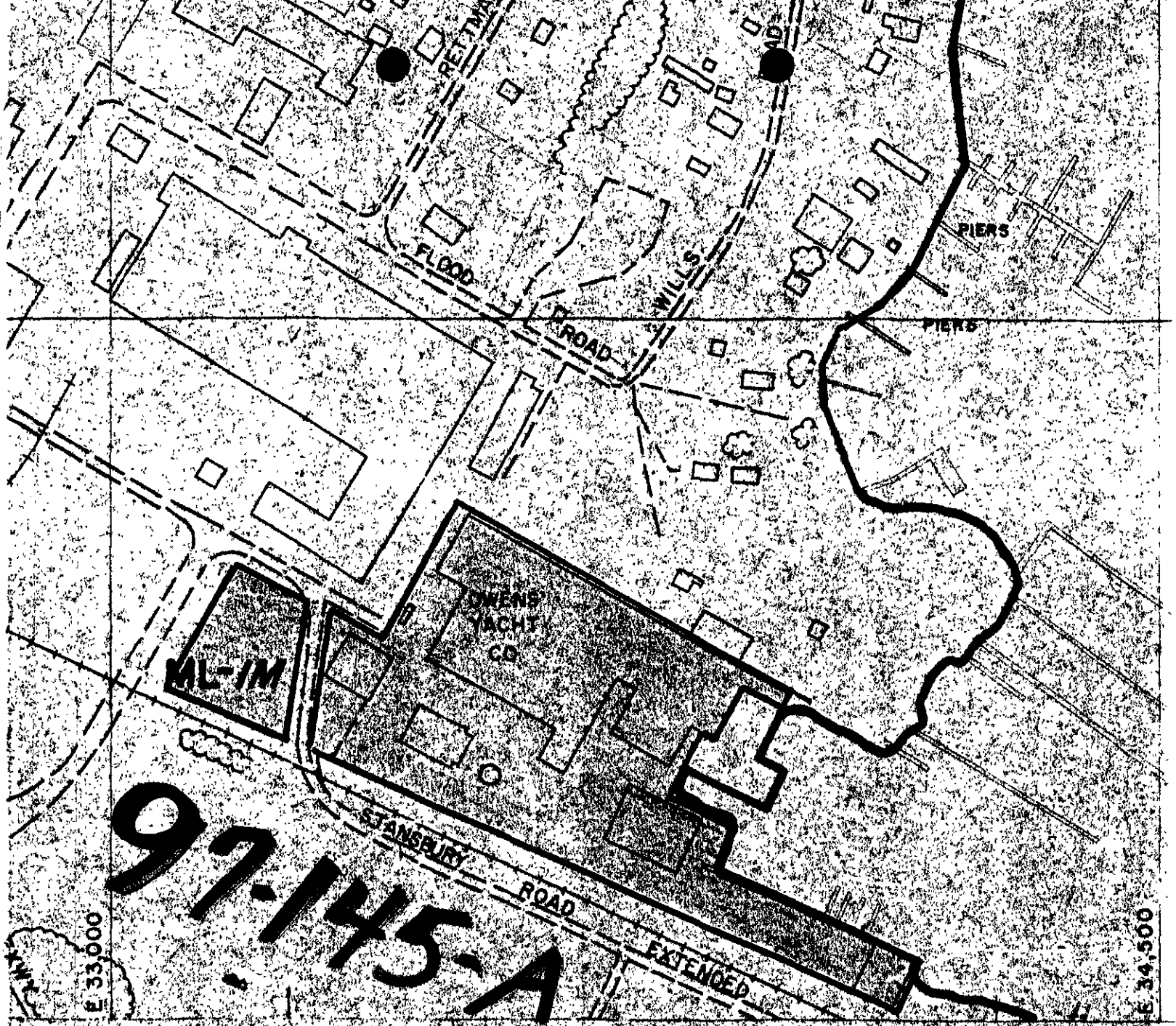
KEN COLBERT

3723 OLD COURT RD 21208

John DiGirolano

8100 Stensbury Rd. Balt.





(SHEET S.E. 5-F)

# BALTIMORE COUNTY PLANNING AND ZONING ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Board of Commissioners  
Oct. 15, 1992

Map Nos. 92-784-92, 92-785-92, 92-786-92, 92-787-92

*William D. Hays*  
Chairman, County Board of Commissioners

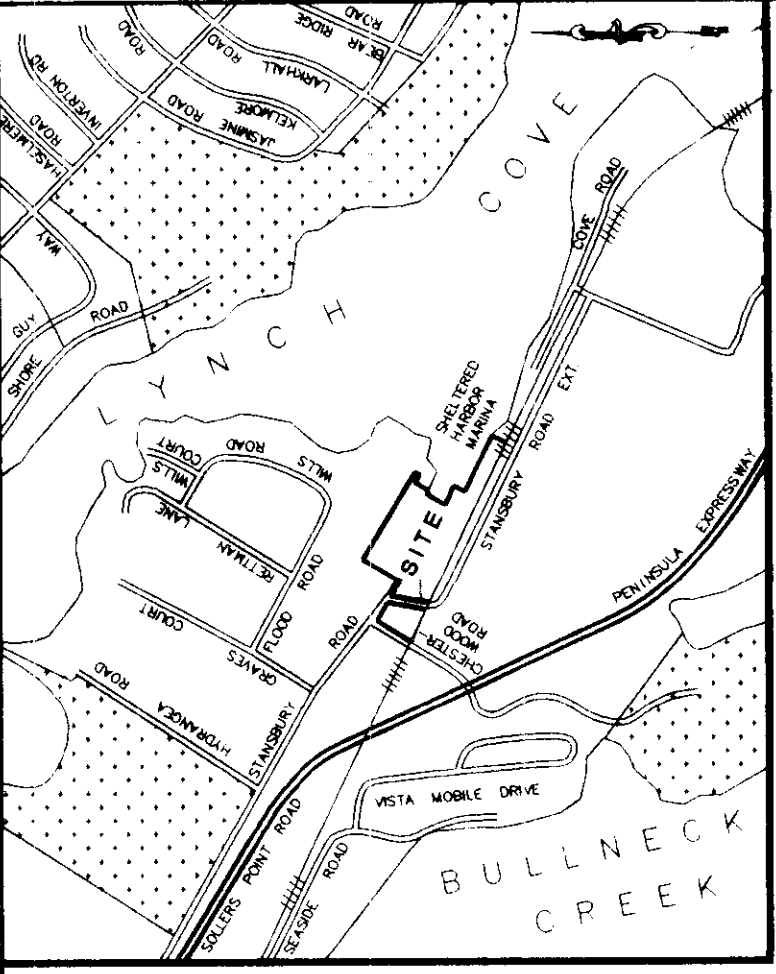
MICROFILMED  
ZONING MAP SE 4F  
ITEM # 144



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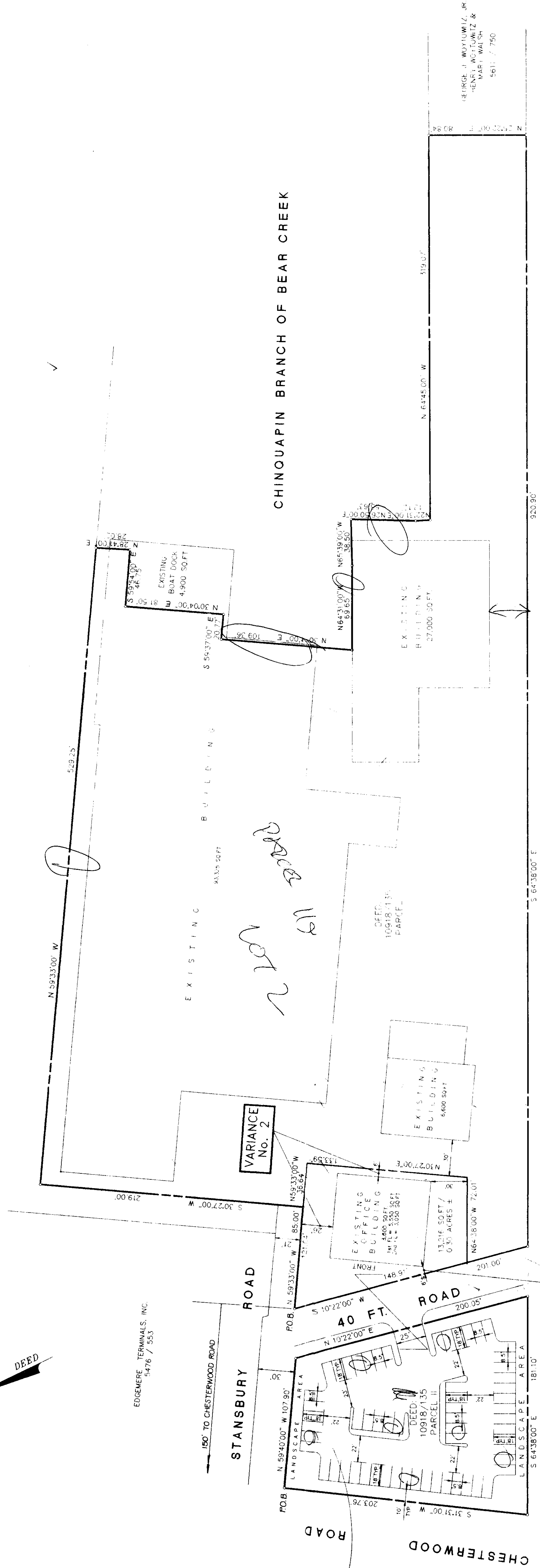


VICINITY MAP  
SCALE: 1" = 1,000'

4  
Show Lot 1 & 2

DEED  
395  
PARCELS  
19  
619  
OFFICE  
STANSBURY  
ROAD

SHELTERED HARBOR MARINE SERVICES, INC.  
7738 / 161



GENERAL NOTES

- OWNER / DEVELOPER  
508 DIGULIAN BOULEVARD LIMITED PARTNERSHIP  
C/O JOHN DIGULIAN  
8000 STANSBURY ROAD  
BALTIMORE, MARYLAND 21222
- TAX ACCOUNT NUMBERS: 120202140, 1H800002154  
DEED REFERENCE: 10918 / 135  
PARCEL SIZE: OFFICE BUILDING LOT: 13,216 SQ. FT.  
PARCEL 119 - RESIDUE LOT: 220,855 SQ. FT.  
PARCEL 395 - 28,489 SQ. FT.  
TOTAL AREA: 262,560 SQ. FT. / 6.027 ACRES
- ZONED M.L.-1M  
EXISTING AND PROPOSED USE  
INDUSTRIAL BUILDINGS AND VACANT PAVED LOT  
INDUSTRIAL BUILDINGS
- FLOOR AREA RATIO:  
OFFICE BUILDING LOT: 0.30 AC. (13,216 SQ. FT.)  
BUILDING AREA: 8,600 SQ. FT.  
FLOOR AREA RATIO: 0.65  
RESIDUE LOT AREA: 220,855 SQ. FT.  
BUILDING AREA: 142,825 SQ. FT.  
FLOOR AREA RATIO: 0.65

BALTIMORE AND OHIO RAILROAD

CHINOQUAPIN BRANCH OF BEAR CREEK

PLAN TO ACCOMPANY VARIANCE  
SHELTERED HARBOR  
8100 STANSBURY ROAD

ELECTION DISTRICT 10 BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 50'  
SEPTEMBER 6, 1996

97-145-A

VARIANCE No. 1

VARIANCE FROM SECTION 255.1 AND 238.1 TO PERMIT A FRONT YARD SETBACK OF 6 FEET FROM THE FRONT PROPERTY LINE AND 26 FEET FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE STREET CENTERLINE

VARIANCE No. 2

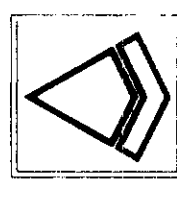
VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A SIDE AND REAR YARD OF 26 FEET AND 6 FEET, RESPECTIVELY, IN LIEU OF THE REQUIRED 30 FEET

OWNER / DEVELOPER

JOHN DIGULIAN  
508 DIGULIAN BOULEVARD LIMITED PARTNERSHIP  
SHELTERED HARBOR  
8000 STANSBURY ROAD  
BALTIMORE, MARYLAND 21222  
PHONE (410) 288-4100

Colbert Matz Rosentfelt, Inc.

Engineers • Surveyors • Planners  
3723 Old Court Road, Suite 206  
Baltimore, Maryland 21208  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



DATE	SCALE	BY	OF
SEPTEMBER 6, 1996	1" = 50'		
DESIGNED	KJC		
DRAWN	MJ/MEH		
CHECKED	KJC		
FILE	9613DEC.DWG		
DRAWING			
NUMBER			
NO.	DATE	REVISIONS	BY
1			

MICROFILMED

MEER  
last bus

17B4 #144



ZONING HISTORY

CASE NO. 69-125A:  
VARIANCE TO PERMIT A REAR YARD OF 6' IN LIEU OF THE  
REQUIRED 30' AND A SIDE YARD OF 6' IN LIEU OF THE  
REQUIRED 30'.

VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

- OWNER / DEVELOPER  
508 DIGULIAN BOULEVARD LIMITED PARTNERSHIP  
c/o JOHN DIGULIAN  
8100 STANSBURY ROAD  
BALTIMORE, MARYLAND 21222
- TAX ACCOUNT NUMBERS: 1202072140, 18800002554.  
ZONING MAP: SE 4 F  
DEED REFERENCE: 10918 / 135
- PARCEL SIZE:  
PARCEL 119 - LOT 1: 13,216 SQ.FT.  
TOTAL AREA BOTH LOTS: 234,071 SQ.FT./5.37 AC.  
PARCEL 395 - 28,489 SQ.FT.
- ZONED M.L.-1M.  
EXISTING AND PROPOSED USE:  
OFFICE BUILDING AND VACANT PAVED LOT,  
INDUSTRIAL BUILDINGS.
- FLOOR AREA RATIO:  
LOT 1 AREA: 13,216 SQ.FT.  
BUILDING AREA: 8,600 SQ.FT.  
FLOOR AREA RATIO: 0.65  
LOT 2 AREA: 220,855 SQ.FT.  
BUILDING AREA: 10,475 SQ.FT.  
FLOOR AREA RATIO: 0.49
- PARKING CALCULATIONS:  
LOT 1 ONLY:  
REQUIRED: 8,600 S.F. @ 3.3/1000=29 SPACES  
PROVIDED: 59 SPACES (INCLUDING 2 HANDICAP)
- LIMITED EXEMPTION UNDER SECTION 26-171 (A)(5)  
WAS GRANTED ON 8/15/96 D.R.C. NO. 08050F.
- THE PROJECT IS LOCATED WITHIN THE IDA CLASSI-  
FICATION OF THE CRITICAL AREA. NO DEVELOP-  
MENT ACTIVITY IS PROPOSED WITH THIS PLAN.  
APPLICABLE CRITICAL AREA REQUIREMENTS WILL  
BE ADDRESSED WITH ANY PROPOSED DEVELOPMENT  
ACTIVITY.
- ALL PARKING SHALL COMPLY WITH APPLICABLE  
PORTIONS OF SECTION 409 OF THE BALTIMORE  
COUNTY ZONING REGULATIONS.

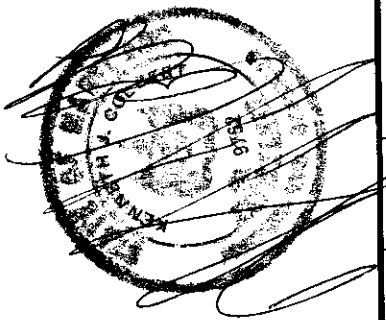
97-145-A

PLAN TO ACCOMPANY VARIANCE  
SHELTERED HARBOR  
8100 STANSBURY ROAD

12TH ELECTION DISTRICT, C-7 BALTIMORE COUNTY, MD  
SCALE 1" = 50'

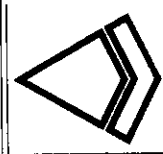
SEPTEMBER 19,1996

Item # 144



Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners  
3723 Old Court Road, Suite 206  
Baltimore, Maryland 21208  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



SCALE: 1" = 50'		DATE: SEPTEMBER 19,1996	
		JOB NO.: 96113	
		DESIGNED: KJE	
		DRAWN: MD/MEK	
		CHECKED: JCE	
		DATE: 01/13/96	
		DRAWING NUMBER:	
NO.	DATE	REVISIONS:	BY SHEET 1 OF 1

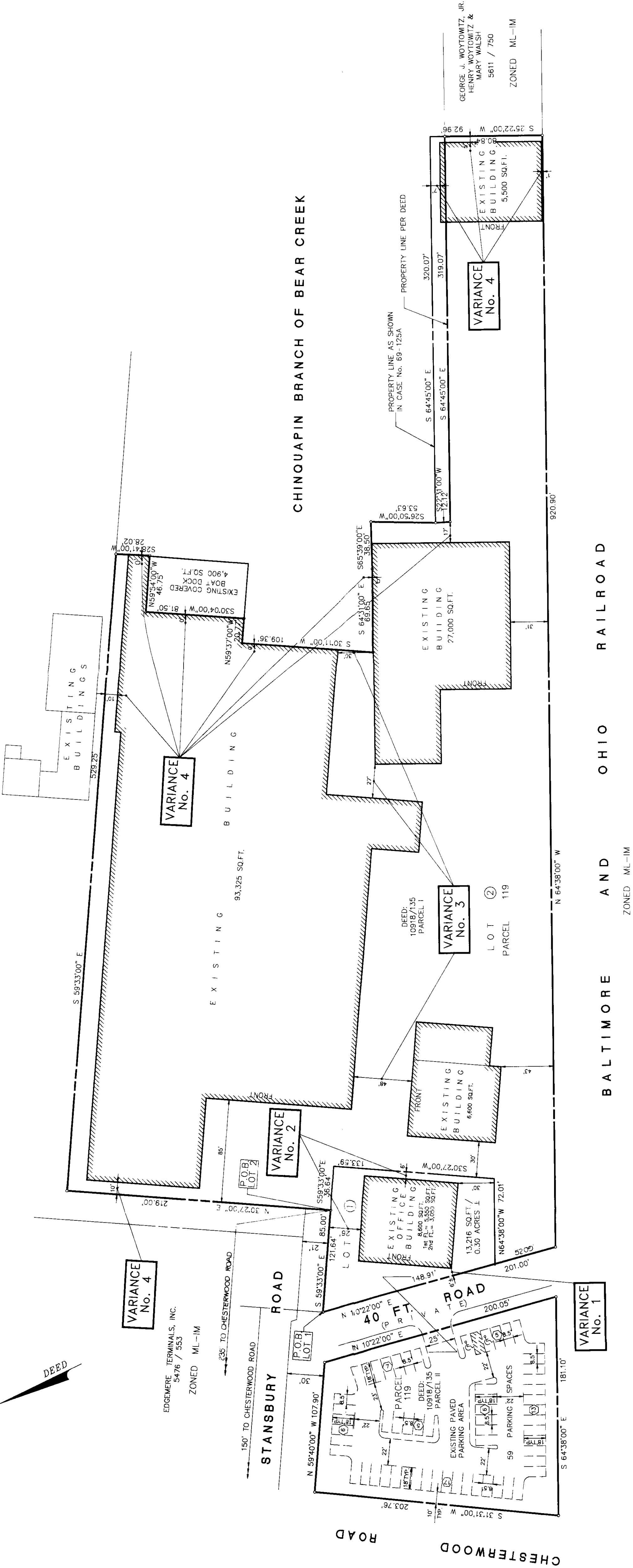
OWNER / DEVELOPER

JOHN DIGULIAN  
508 DIGULIAN BOULEVARD LIMITED PARTNERSHIP  
SHELTERED HARBOR  
8100 STANSBURY ROAD  
BALTIMORE, MARYLAND 21222  
PHONE: (410) 288-4100

MICROFILMED

SHELTERED HARBOR MARINE SERVICES, INC.  
7738 / 161

ZONED ML-1M



VARIANCE No. 1

VARIANCE FROM SECTION 255.1 AND 238.1 TO PERMIT A FRONT YARD  
SETBACK OF 8 FEET FROM THE FRONT PROPERTY LINE AND 26 FEET  
FROM THE STREET CENTERLINE IN LIEU OF THE REQUIRED 30 FEET  
FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE STREET  
CENTERLINE.

VARIANCE No. 2

VARIANCE FROM SECTION 255.1 AND 238.1 TO PERMIT A SIDE AND  
REAR YARD SETBACK OF 6 FEET AND 6 FEET, RESPECTIVELY, IN LIEU OF THE  
REQUIRED 30 FEET.

VARIANCE No. 3

VARIANCE TO SECTIONS 102.2, 255.1 AND 238.1 TO PERMIT EXISTING  
SETBACKS OF 48 FEET AND 29 FEET IN LIEU OF THE REQUIRED 55  
FEET AND 30 FEET IN LIEU OF THE REQUIRED 60 FEET.

VARIANCE No. 4

VARIANCE TO SECTIONS 255.1 AND 238.1 TO PERMIT EXISTING SETBACKS  
OF 0 FEET, 1 FOOT, 5 FEET, 10 FEET AND 17 FEET IN LIEU OF THE  
REQUIRED 30 FEET.

NOTE:

THE PURPOSE OF VARIANCES 3 AND 4 IS TO BRING ALL EXISTING  
STRUCTURES INTO COMPLIANCE WITH SECTIONS 102.1, 255.1 & 238.1.



IN RE: PETITION FOR VARIANCE \* BEFORE THE  
SE/Corner Stansbury Road and \* DEPUTY ZONING COMMISSIONER  
Chesterwood Road (8100 Stansbury Road)  
12th Election District \* OF BALTIMORE COUNTY  
7th Councilmanic District \* Case No. 97-145-A  
508 Digiulian Boulevard Ltd. Part. \*  
Petitioner

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8100 Stansbury Road, located in the vicinity of Cove Road in Dundalk. The Petition was filed by the owners of the property, 508 Digiulian Boulevard Limited Partnership, by John Digiulian, Vice President, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Sections 255.1 and 238.1 to permit a front yard setback of 6 feet from the front property line in lieu of the required 30 feet, and 26 feet from the street centerline in lieu of the required 50 feet, and 2), from Sections 255.1 and 238.2 to permit a side and rear yard setback of 26 feet and 6 feet, respectively, in lieu of the required 30 feet each, for an existing office building on Lot 1; 3) from Sections 102.2, 255.1 and 238.1 to permit existing setbacks of 48 feet and 28 feet in lieu of the required 55 feet, and 30 feet in lieu of the required 60 feet, for two existing buildings on Lot 2; and 4) from Sections 255.1 and 238.1 to permit existing setbacks of 0 feet, 1 foot, 5 feet, 10 feet, and 17 feet, all in lieu of the required 30 feet for existing structures on Lot 2. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John Digiulian, owner of the property, Kenneth J. Colbert, Professional Engineer who prepared the site plan for the property, and Deborah C. Dopkin, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is a waterfront parcel bordering on Lynch Cove and the Chinquapin Branch of Bear Creek in the vicinity of Sparrows Point. The property consists of 5.37 acres, more or less, zoned M.L.-I.M., and is improved with office and industrial buildings used in the operation of the Sheltered Harbor Marina. The Petitioners have contracted to sell one of the office buildings to a company that currently leases same for its business. However, in order to proceed with the subdivision of the property, the requested variances are necessary to legitimize the location of all existing buildings. No development activity is proposed with this plan; however, all applicable Critical Areas requirements will be addressed at such time as any future development is proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

- 2 -

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of November, 1996 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Sections 255.1 and 238.1 to permit a front yard setback of 6 feet from the front property line in lieu of the required 30 feet, and 26 feet from the street centerline in lieu of the required 50 feet, and 2), from Sections 255.1 and 238.2 to permit a side and rear yard setback of 26 feet and 6 feet, respectively, in lieu of the required 30

- 3 -

feet each for an existing office building on Lot 1; 3) from Sections 102.2, 255.1 and 238.1 to permit existing setbacks of 48 feet and 28 feet in lieu of the required 55 feet, and 30 feet in lieu of the required 60 feet, for two existing buildings on Lot 2; and 4) from Sections 255.1 and 238.1 to permit existing setbacks of 0 feet, 1 foot, 5 feet, 10 feet, and 17 feet, all in lieu of the required 30 feet for existing structures on Lot 2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

- 4 -



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 11, 1996

Deborah C. Dopkin, Esquire  
502 Washington Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
SE/Corner Stansbury Road and Chesterwood Road  
(8100 Stansbury Road)  
12th Election District - 7th Councilmanic District  
508 Digiulian Boulevard Ltd. Part. - Petitioner  
Case No. 97-145-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. John Digiulian, Vice President, 508 Digiulian Blvd. Ltd. Part.  
8100 Stansbury Road, Baltimore, Md. 21222

Mr. Kenneth J. Colbert, Colbert, Matz, Rosenfelt, Inc.  
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel

File



**Petition for Variance**  
to the Zoning Commissioner of Baltimore County  
for the property located at 8100 Stansbury Road  
which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(See attached.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) That the property is unique and unusual such that the uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lease:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

508 DIGIULIAN BOULEVARD LIMITED PARTNERSHIP

8100 STANSBURY ROAD

BALTIMORE, MD 21222

3723 OLD COURT RD #206

BALTIMORE, MD 21208

653-3838

ESTIMATED LENGTH OF HEARING

the following date: \_\_\_\_\_

ALL OTHER: \_\_\_\_\_

REVIEWED BY: R.F. DATE: 9-26-96

ITEM # 144

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owners of the property which is the subject of this Petition.)

Legal Owner(s):

508 Digiulian Boulevard Limited Partnership

(Type or Print Name)

Signature

John Digiulian, Vice President

(Type or Print Name)

Signature

8100 Stansbury Road 288-4100

Address

Baltimore MD 21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted:

Kenneth J. Colbert, P.E.

Colbert Matz Rosenfelt, Inc.

3723 Old Court Rd #206 653-3838

Baltimore, MD 21208

OFFICE USE ONLY

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

REASON FOR HEARING

the following date: \_\_\_\_\_

ALL OTHER: \_\_\_\_\_

REVIEWED BY: R.F. DATE: 9-26-96

ITEM # 144

VARIANCE PETITION  
8100 STANSBURY ROAD

97-145-A

VARIANCE FROM SECTION 255.1 AND 238.1 TO PERMIT A FRONT YARD SETBACK OF 6 FEET FROM THE FRONT PROPERTY LINE AND 26 FEET FROM THE STREET CENTERLINE IN LIEU OF THE REQUIRED 30 FEET FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE STREET CENTERLINE.

VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A SIDE AND REAR YARD OF 26 FEET AND 6 FEET, RESPECTIVELY, IN LIEU OF THE REQUIRED 30 FEET.

VARIANCE TO SECTIONS 102.2, 255.1 AND 238.1 TO PERMIT EXISTING SETBACKS OF 48 FEET AND 28 FEET IN LIEU OF THE REQUIRED 55 FEET AND 30 FEET IN LIEU OF THE REQUIRED 60 FEET.

VARIANCE TO SECTIONS 255.1 AND 238.1 TO PERMIT EXISTING SETBACKS OF 0 FEET, 1 FOOT, 5 FEET, 10 FEET AND 17 FEET IN LIEU OF THE REQUIRED 30 FEET.

Colbert Matz Rosenfelt, Inc.  
Civil Engineers • Surveyors • Planners



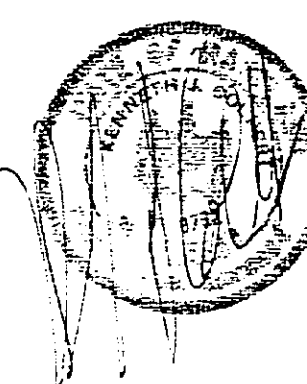
ZONING DESCRIPTION  
SHELTERED HARBOR  
8100 STANSBURY ROAD

97-145-A

**LOT 1**

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH SIDE OF STANSBURY ROAD, 21 FEET WIDE, WITH THE EAST SIDE OF A 40 FOOT USE-IN-COMMON RIGHT-OF-WAY, 150 FEET, MORE OR LESS, EAST OF CHESTERWOOD ROAD, THENCE BINDING ALONG THE SOUTH SIDE OF STANSBURY ROAD SOUTH 59 DEGREES 33 MINUTES 00 SECONDS EAST 85.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING SOUTH 59 DEGREES 33 MINUTES 00 SECONDS EAST 36.64 FEET; THENCE SOUTH 30 DEGREES 27 MINUTES 00 SECONDS WEST 131.59 FEET; THENCE NORTH 64 DEGREES 38 MINUTES 00 SECONDS WEST 72.01 FEET TO THE AFOREMENTIONED EAST SIDE OF A 40 FOOT USE-IN-COMMON RIGHT-OF-WAY, THENCE BINDING ALONG SAID RIGHT-OF-WAY NORTH 10 DEGREES 22 MINUTES 00 SECONDS EAST 148.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,216 SQUARE FEET OF LAND, MORE OR LESS.



ITEM # 144

3723 Old Court Road, Suite 206 Baltimore, Maryland 21208  
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953



**Colbert Matz Rosenfelt, Inc.**  
Civil Engineers • Surveyors • Planners



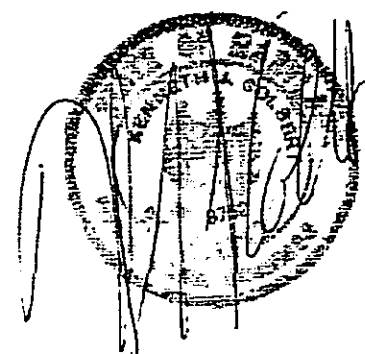
ZONING DESCRIPTION  
SHELTERED HARBOR  
8100 STANSBURY ROAD  
LOT 2

97-145-A

BEGINNING AT A POINT ON THE SOUTH SIDE OF STANSBURY ROAD, 21 FEET WIDE, 235 FEET, MORE OR LESS, EAST OF CHESTERWOOD ROAD, THENCE RUNNING THE FOLLOWING COURSE AND DISTANCES: NORTH 30 DEGREES 27 MINUTES 00 SECONDS EAST 219.00 FEET; THENCE SOUTH 59 DEGREES 33 MINUTES 00 SECONDS EAST 529.25 FEET BINDING ALONG THE WATERS OF CHINQUAPIA BRANCH OF BEAR CREEK; THENCE SOUTH 28 DEGREES 41 MINUTES 00 SECONDS WEST 28.02 FEET; THENCE NORTH 59 DEGREES 54 MINUTES 00 SECONDS WEST 46.75 FEET; THENCE SOUTH 30 DEGREES 04 MINUTES 00 SECONDS WEST 81.50 FEET; THENCE NORTH 59 DEGREES 37 MINUTES 00 SECONDS EAST 20.77 FEET; THENCE SOUTH 30 DEGREES 11 MINUTES 00 SECONDS WEST 109.36 FEET; THENCE SOUTH 64 DEGREES 21 MINUTES 00 SECONDS EAST 69.65 FEET; THENCE SOUTH 65 DEGREES 39 MINUTES 00 SECONDS EAST 38.50 FEET; THENCE SOUTH 26 DEGREES 50 MINUTES 00 SECONDS WEST 53.63; THENCE SOUTH 22 DEGREES 31 MINUTES 00 SECONDS WEST 12.12 FEET; THENCE SOUTH 64 DEGREES 45 MINUTES 00 SECONDS EAST 319.07 FEET; THENCE LEAVING SAID WATERS AND RUNNING SOUTH 25 DEGREES 22 MINUTES 00 SECONDS WEST 92.96 FEET TO THE NORTHERN SIDE OF THE BALTIMORE AND OHIO RAILROAD PROPERTY; THENCE BINDING ALONG SAID PROPERTY NORTH 64 DEGREES 38 MINUTES 00 SECONDS WEST 920.90 FEET TO THE EAST SIDE OF A 40 FOOT USE-IN-COMMON RIGHT-OF-WAY; THENCE BINDING ALONG SAID RIGHT-OF-WAY NORTH 10 DEGREES 22 MINUTES 00 SECONDS EAST 52.09 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 64 DEGREES 38 MINUTES 00 SECONDS WEST 72.01 FEET; THENCE NORTH 30 DEGREES 27 MINUTES 00 SECONDS WEST 133.59 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 00 SECONDS WEST 36.64 TO THE POINT OF BEGINNING.

CONTAINING 220,855 SQUARE FEET OF LAND, MORE OR LESS.

I:\JOBS\961113.DES, 6 9-25-96



ITEM #144

3723 Old Court Road, Suite 205 Baltimore, Maryland 21208  
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

**CERTIFICATE OF POSTING**

RE: Case No.: 97-145-A

Petitioner/Developer: DEBORAH C. DOPKIN, ESQ.  
FOR 508 DIGILIAN BLVD. LTD. PARTNERSHIP, ETAL

Date of Hearing/Closing: OCT 31, 1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

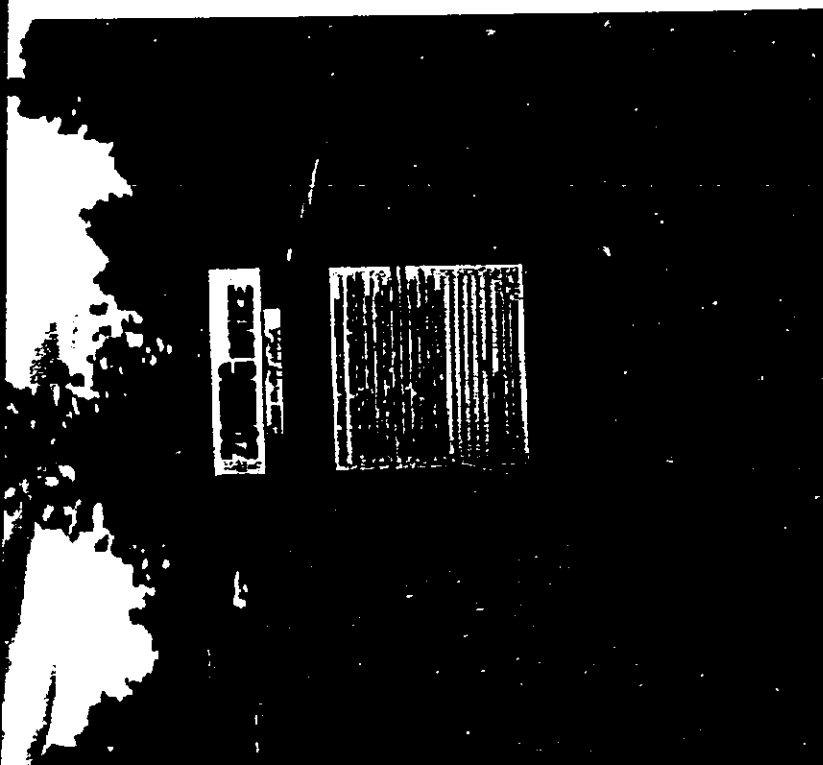
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #8100 STANSBURY ROAD

The sign(s) were posted on OCTOBER 15, 1996  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/19/96  
(Signature of Sign Poster and Date)  
PATRICK M. O'KEEFE  
(Printed Name)  
573 PENNY LANE  
(Address)  
HUNT VALLEY, MD. 21030  
(City, State, Zip Code)  
666-5366  
(Telephone Number)



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 026349  
ITEM # 144  
DATE 9-26-96 ACCOUNT R-001-6150  
CD-CAR VAR. AMOUNT \$ 250.00  
RECEIVED FROM JUDITH FLOAM  
FOR: CAR. VARIANCE  
VALIDATION ON SIGNATURE OF CASHIER  
\$250.00

TO: PUTNEY PUBLISHING COMPANY  
October 10, 1996 Issue - Jeffersonian  
Please forward billing to:  
Kenneth J. Colbert, P.E.  
Colbert Matz Rosenfelt, Inc.  
3723 Old Court Road #206  
Baltimore, MD 21208  
410-653-3838

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-145-A (Item 144)  
8100 Stansbury Road  
SEC Chesterwood Road and Stansbury Road  
12th Election District - 7th Councilmanic  
Legal Owner(s): 508 Digilian Boulevard Limited Partnership

Variance to permit a front yard setback of 6 feet from the front property line and 26 feet from the street centerline in lieu of the required 30 feet from the front property line and 50 feet from the street centerline; to permit a side and rear yard of 26 feet and 6 feet, respectively, in lieu of the required 30 feet; to permit existing setbacks of 48 feet and 28 feet in lieu of the required 55 feet and 30 feet in lieu of the required 60 feet; and to permit existing setbacks of zero feet, 1 foot, 5 feet, 10 feet, and 17 feet in lieu of the required 30 feet.

HEARING: THURSDAY, OCTOBER 31, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LARGENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 4, 1996

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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HEARING: THURSDAY, OCTOBER 31, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: 508 Digilian Boulevard Limited Partnership  
Kenneth J. Colbert, P.E.  
Deborah C. Dopkin, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 15, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 28, 1996

Deborah C. Dopkin, Esquire  
502 Washington Avenue  
Towson, MD 21204

RE: Item No.: 144  
Case No.: 97-145-A  
Petitioner: John Digilian

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 17, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

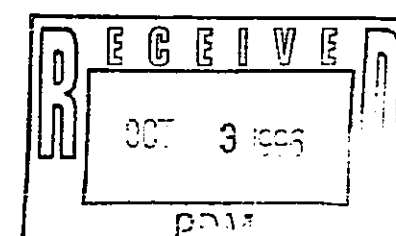
SUBJECT: Zoning Advisory Committee Meeting  
For October 15, 1996  
Revised Item #84 (on 9/25/96)  
and  
Item Nos. 131, 132, 133, 135, 136,  
137, 138, 140, 142, 144, 146,  
and 147

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE31



**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 15, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 144 and 155

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey M. Long  
Division Chief: Cary L. Keller

PK/JL

IT:1144/PZONE/ZAC1



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 10/14/96  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: 10/17/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 144

RBS:sp  
BRUCE2/DEPRM/TXTS8P

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4380

DATE: 10/07/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: 508 DIGIULIAN BLVD. LIMITED PARTNERSHIP  
Location: SEC CHESTERWOOD RD. AND STANSBURY RD. EXIT (B100 STANSBURY RD.)

Item No.: 144 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 144 (RT)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

COLBERT MATZ ROSENFELD INC.  
3723 Old Court Road, Suite 206  
BALTIMORE, MARYLAND 21208

LETTER OF TRANSMITTAL

(410) 653-3838  
FAX (410) 653-7953  
DATE: 9/24/96 JOB NO: 96113  
ATTENTION: Reg  
RE: Best Country Zoning  
111 W. Chesapeake Ave.  
Jensen, Md 21084  
Shelley Harbor  
800 Stansbury Rd

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:  
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
3			Petition
12			Plan
3			Property Description
1			County Map
1			Relating Fee

THESE ARE TRANSMITTED as checked below:  
☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:  
  
COPY TO: file  
SIGNED: K. Collett  
If enclosures are not as noted, kindly notify us at once.

RE: PETITION FOR VARIANCE  
8100 Stansbury Road, SEC Chesterwood Rd.  
and Stansbury Road, 12th Election Dist.,  
7th Councilmanic  
508 Digulian Blvd. L.P.  
Petitioner  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 97-145-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

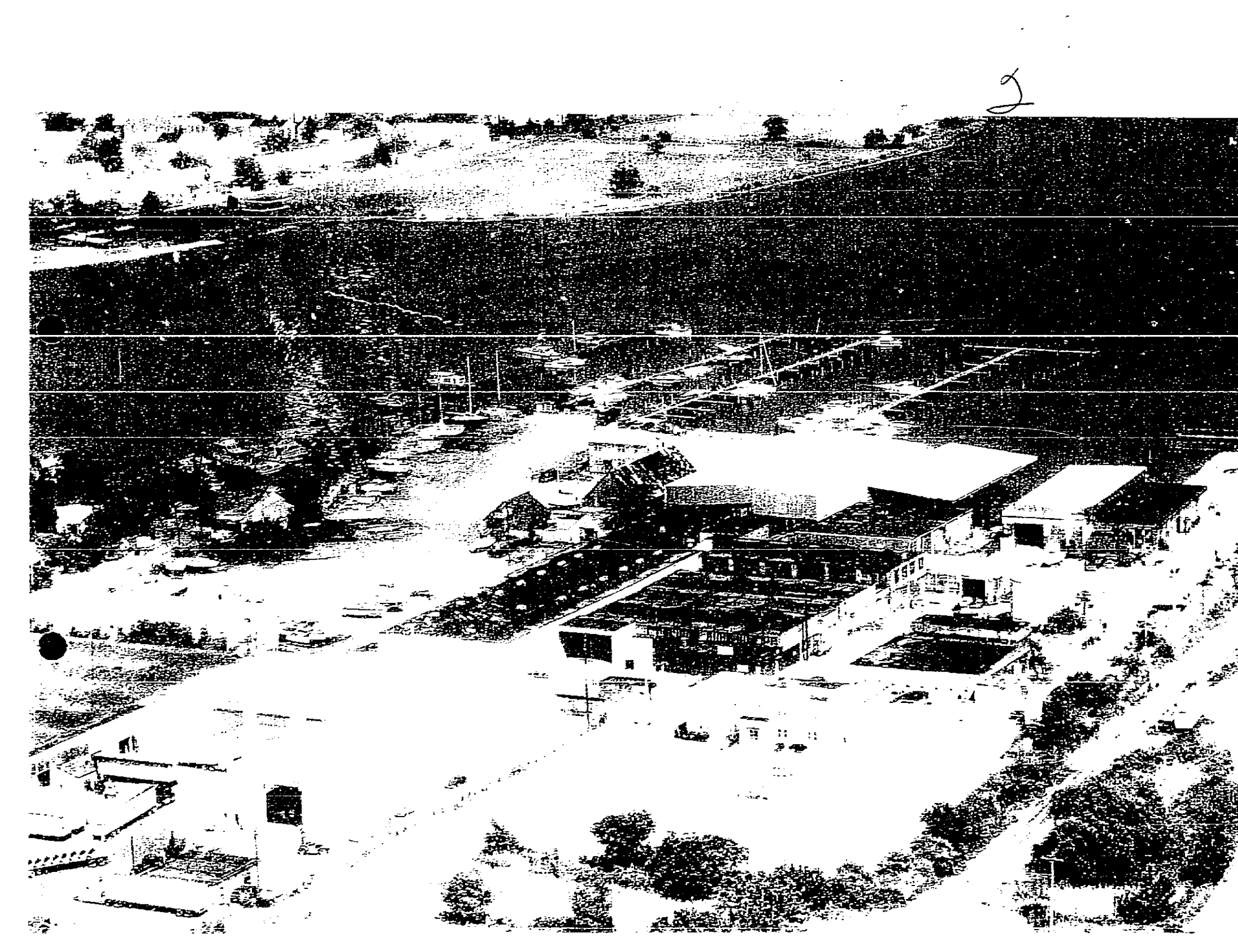
I HEREBY CERTIFY that on this 29<sup>th</sup> day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 502 Washington Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DEBORAH C. DOPKIN	502 WASHINGTON AVE
KEN COLBERT	3723 OLD COURT RD 21208
John Digulian	8100 Stansbury Rd. Balt.





CASE NO. 69-125A:  
VARIANCE TO PERMIT A REAR YARD OF 6' IN LIEU OF THE  
REQUIRED 30' AND A SIDE YARD OF 6' IN LIEU OF THE  
REQUIRED 30'.



1. OWNER / DEVELOPER  
508 DIGIBUALL BOULEVARD LIMITED PARTNERSHIP  
c/o JOHN DIGIBUALL  
8100 STANSBURY ROAD  
BALTIMORE, MARYLAND 21222
2. TAX ACCOUNT NUMBERS: 1020727140, 188000022554.  
ZONING MAP: SE 4 F  
DEED REFERENCE: 10918 / 135  
  
PARCEL SIZE:  
PARCEL 119 -- LOT 1: 120,216 SQ.FT.  
LOT 2: 232,855 SQ.FT.  
TOTAL AREA BOTH LOTS: 234,071 SQ.FT./5.37 AC.  
PARCEL 395 -- 28,489 SQ.FT.
3. ZONED M.L.-I.M.  
  
EXISTING AND PROPOSED USE:  
OFFICE BUILDING AND VACANT PAVED LOT.  
INDUSTRIAL BUILDINGS.
4. FLOOR AREA RATIOS:  
LOT 1 AREA: 13,216 SQ.FT.  
BUILDING AREA: 8,600 SQ.FT.  
FLOOR AREA RATIO: 0.65  
LOT 2 AREA: 220,855 SQ.FT.  
BUILDING AREA: 108,125 SQ.FT.  
FLOOR AREA RATIO: 0.49
5. PARKING CALCULATIONS:  
LOT 1 ONLY:  
REQUIRED: 8,600 S.F. @ 3.3/1000= 259 SPACES  
PROVIDED: 59 SPACES (INCLUDING 2 HANDICAP)
6. LIMITED EXEMPTION UNDER SECTION 26-171 (4)(X)S  
WAS GRANTED ON 8/13/96 D.R.C. NO. 06056P.
7. THE PROJECT IS LOCATED WITHIN THE IDA CLASSIFICATION OF THE CRITICAL AREA. NO DEVELOPMENT ACTIVITY IS PROPOSED WITH THIS PLAN. APPLICABLE CRITICAL AREA REQUIREMENTS WILL BE ADDRESSED WITH ANY PROPOSED DEVELOPMENT ACTIVITY.
8. ALL PARKING SHALL COMPLY WITH APPLICABLE PORTIONS OF SECTION 409 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

PLAN TO ACCOMPANY VARIANCE  
SHELTERED HARBOR  
8100 STANSBURY ROAD

ITEM # 144



Engineers • Surveyors • Planners  
3723 Old Court Road, Suite 206  
Baltimore, Maryland 21208  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

SCALE: 1" = 50'
DATE: SEPTEMBER 19, 1998
JOB NO.: 96113
DESIGNED: KJC
DRAWN: MD/MEK
CHECKED: KJC
FILE: 96113DEE.DWG
DRAWING NUMBER:

NO.	DATE	REVISIONS:	BY	SHEET 1 OF
-----	------	------------	----	------------

VARIANCE FROM SECTION 255.1 AND 238.1 TO PERMIT A FRONT YARD SETBACK OF 6 FEET FROM THE FRONT PROPERTY LINE AND 26 FEET FROM THE STREET CENTERLINE IN LIEU OF THE REQUIRED 30 FEET FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE STREET CENTERLINE.

VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A SIDE AND REAR YARD OF 26 FEET AND 6 FEET, RESPECTIVELY, IN LIEU OF THE REQUIRED 30 FEET.

VARIANCE TO SECTIONS 102.2, 255.1 AND 238.1 TO PERMIT EXISTING SETBACKS OF 48 FEET AND 28 FEET IN LIEU OF THE REQUIRED 55 FEET AND 30 FEET IN LIEU OF THE REQUIRED 60 FEET.

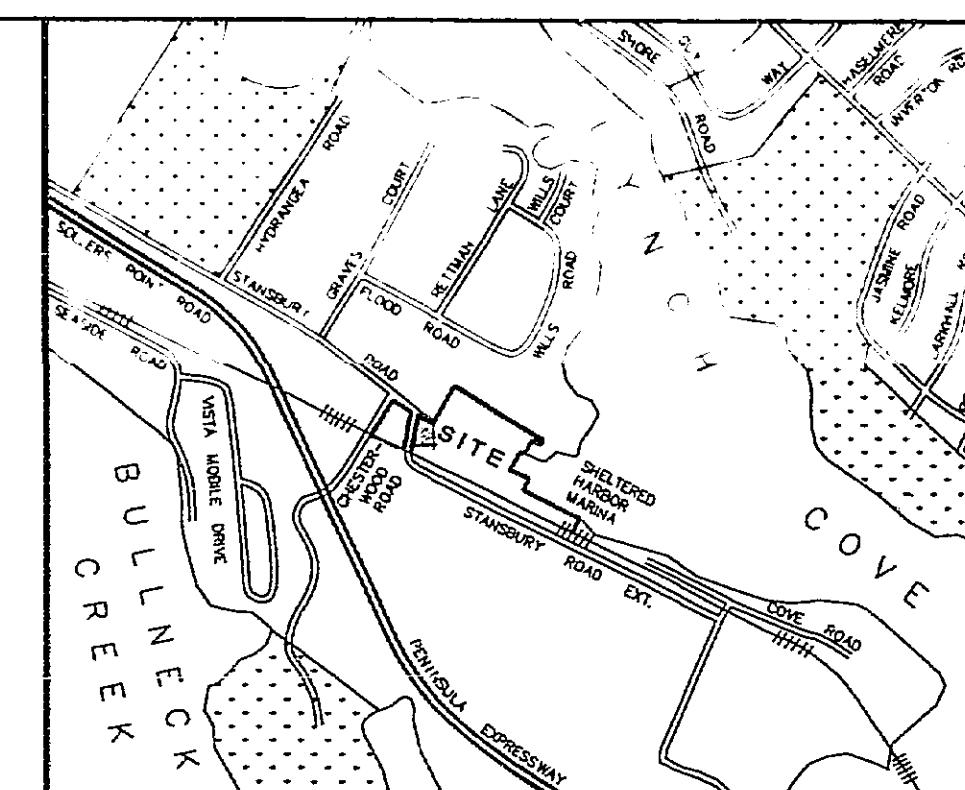
VARIANCE TO SECTIONS 255.1 AND 238.1 TO PERMIT EXISTING SETBACKS OF 0 FEET, 1 FOOT, 5 FEET, 10 FEET AND 17 FEET IN LIEU OF THE REQUIRED 30 FEET.

THE PURPOSE OF VARIANCES 3 AND 4 IS TO BRING ALL EXISTING  
STRUCTURES INTO COMPLIANCE WITH SECTIONS 102.1, 255.1 & 238.1.

JOHN DIGIULIAN  
508 - DIGIULIAN BOULEVARD LIMITED PARTNERSHIP  
SHELTERED HARBOR  
8100 STANSBURY ROAD  
BALTIMORE, MARYLAND 21222  
PHONE: (410) 288-4100

JOHN DIGIULIAN





VICINITY MAP

SCALE: 1" = 1,000'

GENERAL NOTES

- OWNER / DEVELOPER  
508 DIGULIAN BOULEVARD LIMITED PARTNERSHIP  
c/o JOHN DIGULIAN  
8100 STANSBURY ROAD  
BALTIMORE, MARYLAND 21222
- TAX ACCOUNT NUMBERS: 1202072140, 1880002554.  
DEED REFERENCE: 10918 / 135  
PARCEL SIZE:  
PARCEL 119 - OFFICE BUILDING LOT: 13,216 SQ.FT.  
RESIDUE LOT: 220,855 SQ.FT.  
PARCEL 395 - 28,489 SQ.FT.  
TOTAL AREA: 262,560 SQ.FT. / 6.027 ACRES
- ZONED M.L.-I.M.  
EXISTING AND PROPOSED USE:  
OFFICE BUILDING AND VACANT PAVED LOT.  
INDUSTRIAL BUILDINGS.
- FLOOR AREA RATIO:  
OFFICE BUILDING LOT-0.30 AC. (13,216 SQ.FT.)  
BUILDING AREA: 8,600 SQ.FT.  
FLOOR AREA RATIO: 0.65  
RESIDUE LOT AREA: 220,855 SQ.FT.  
BUILDING AREA: 102,625 SQ.FT.  
FLOOR AREA RATIO: 0.46

CRITICAL AREA  
BACKUP CALCULATION  
LABEL CALCULATION  
SE 4 F  
DRC #

Approved  
B1

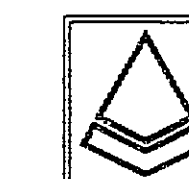
PLAN TO ACCOMPANY VARIANCE  
SHELTERED HARBOR  
8100 STANSBURY ROAD

ELECTION DISTRICT 12 BALTIMORE COUNTY, MARYLAND  
SCALE 1" = 50' SEPTEMBER 6, 1996

97-145-A

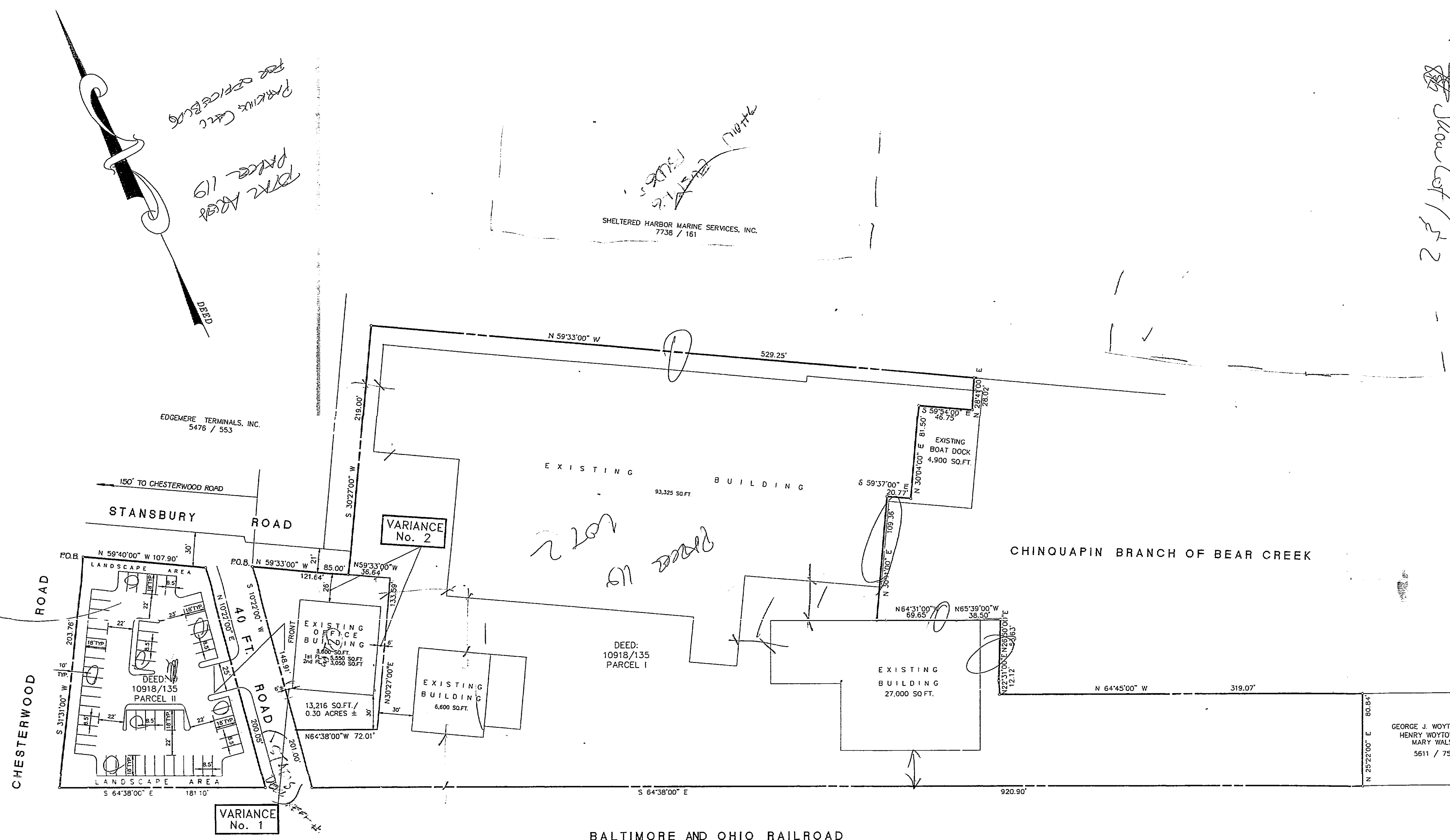
Colbert Matz Rosenfelt, Inc.

Engineers & Surveyors & Planners  
3723 Old Court Road, Suite 206  
Baltimore, Maryland 21208  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



SCALE: 1" = 50'  
DATE: SEPTEMBER 6, 1996  
BY: [Signature]  
CHECKED: [Signature]  
TITLE: [Signature]  
DATE: [Signature]  
BY: [Signature]  
CHECKED: [Signature]  
TITLE: [Signature]  
DATE: [Signature]

ITEM #142



VARIANCE No. 1

VARIANCE FROM SECTION 255.1 AND 238.1 TO PERMIT A FRONT YARD SETBACK OF 6 FEET FROM THE FRONT PROPERTY LINE AND 25 FEET FROM THE STREET CENTERLINE IN LIEU OF THE REQUIRED 30 FEET FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE STREET CENTERLINE.

VARIANCE No. 2

VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A SIDE AND REAR YARD OF 25 FEET AND 6 FEET, RESPECTIVELY, IN LIEU OF THE REQUIRED 30 FEET.

OWNER / DEVELOPER

JOHN DIGULIAN  
508 - DIGULIAN BOULEVARD  
SHELTERED HARBOR  
8100 STANSBURY ROAD  
BALTIMORE, MARYLAND 21222  
PHONE: (410) 653-3838

Describe  
lots 1 & 2  
THREE  
LAST & 2